

# The Times-Dispatch

## INDUSTRIAL SECTION

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### REAL ESTATE AND BUILDING NEWS

Market Very Dull and Transactions Not Very Numerous.  
Few Sales.

#### VIEW OF A PESSIMIST

However, Some Sales Have Been Made and Not All Dealers Are Discouraged.

"There is no use in trying to boom the real estate market of Richmond. It will boom itself when the boom time comes; but that time has not come yet. The fact is that Richmond ground is rather low at present, and it is mighty hard to get a bid on anything that is for sale that will be entirely satisfactory to the seller or the holder. There is no sense in trying to boom things when there is nothing on which to boom."

Thus spoke a real estate agent yesterday, who was somewhat of a pessimist and evidently not pleased with the optimistic views recently expressed by The Times-Dispatch.

The real estate agents have not done very much business in the past week. They have all sorts of deals on a string, and any one of them being consulted would probably tell of big things that he has in view, but the fact remains that during the past week fewer sales were made and fewer deals were carried to record than in any week for the past year.

The real estate people, it seems, have taken on a sort of lethargy, that they caught from the stock market. Nevertheless, there were some interesting sales made during the past week, mostly in the suburban districts.

#### Sales That Were Made.

McVeigh & Ginn sold for Mr. Wingfield Scott twenty-seven lots in Scott's addition, just to the west of the Boulevard, and between the Broad Street Road and the Richmond, Fredericksburg and Potomac Railroad, and both buyers and sellers were pleased with the transaction. Mr. H. S. Waller sold the purchaser of all these lots, and it is understood that he bought purely as an investment, showing his faith in the value of suburban property. The same firm sold the residence, No. 326 South Third Street, for \$15,000. John P. Ely was the purchaser, and it was a very nice investment.

#### New Buildings to Be Erected.

The real estate firm of J. B. Elam & Co., who negotiated the deal which resulted in the erection of the splendid building at the corner of Adams and Broad Streets for Jurgens & Son, are said to be negotiating for the erection of another and perhaps a handsome building on the remainder of the property owned by Mrs. Helen B. Christian, Mr. Funston of the firm of J. B. Elam & Co., was called upon yesterday by a Times-Dispatch man and asked to tell something of the subject, but he was exceedingly reticent.

However, after being pumped, he finally admitted that such negotiations were on foot, but he added that while it is probable that a magnificent building will in due time be erected, present contracts would not admit of any work along that line until the leases now in existence expire. This simply means that the contemplated improvements there will not be effected for at least a year.

Messrs. J. A. Connelly & Co. report the following sales as having been made in the past week:

No. 211 Harrison Street, for Mr. P. C. Christie—consideration, \$12,000; house on Cedar Street, for Mr. J. Lee Davis—consideration, \$4,000; small house on South First Street, for Mrs. Virginia Butler—consideration, \$600; Nos. 708-10 Mosby Street, for Arthur Rooney, Jr.—consideration, \$2,800; 75-foot lot on North Avenue, for Mr. C. K. Wiley; West Main Street residence, for Charles Strain—consideration, \$2,100.

In addition to these this firm has sold another property for \$10,000, concerning which they are unable to give any particulars at this time.

#### Ginter Park.

The sky-line of Ginter Park is changing rapidly, as many new residences are being built, and the landscape is adding to the attractiveness and picturesqueness of this already beautiful suburb. The character of the residences is of a high order and shows a distinctive style over the types heretofore prevailing in and about Richmond.

Several more residences are under construction, and it is confidently predicted that within a year there will be at least fifty or sixty new families living within the boundaries of the park.

Plans for the new school building, church and parish house to be built on Walton Avenue, are in course of preparation, and work will be started as soon as possible.

The Ashland electric line, which passes along the entire western front of Ginter Park, is being pushed to completion, and with the opening of this line, great activity in real estate in this section is bound to follow.

Of the numerous sales recently made in Ginter Park, may be mentioned Mr. W. D. Duke, Mr. Howard Gordon, Mr. P. W. Duke, Mr. H. Alexander White, of Columbia, S. C.; Mrs. Helen T. Triffin and Mr. C. B. DeCamp.

Mr. Charles J. Green has moved into his new residence on Seminary Avenue.

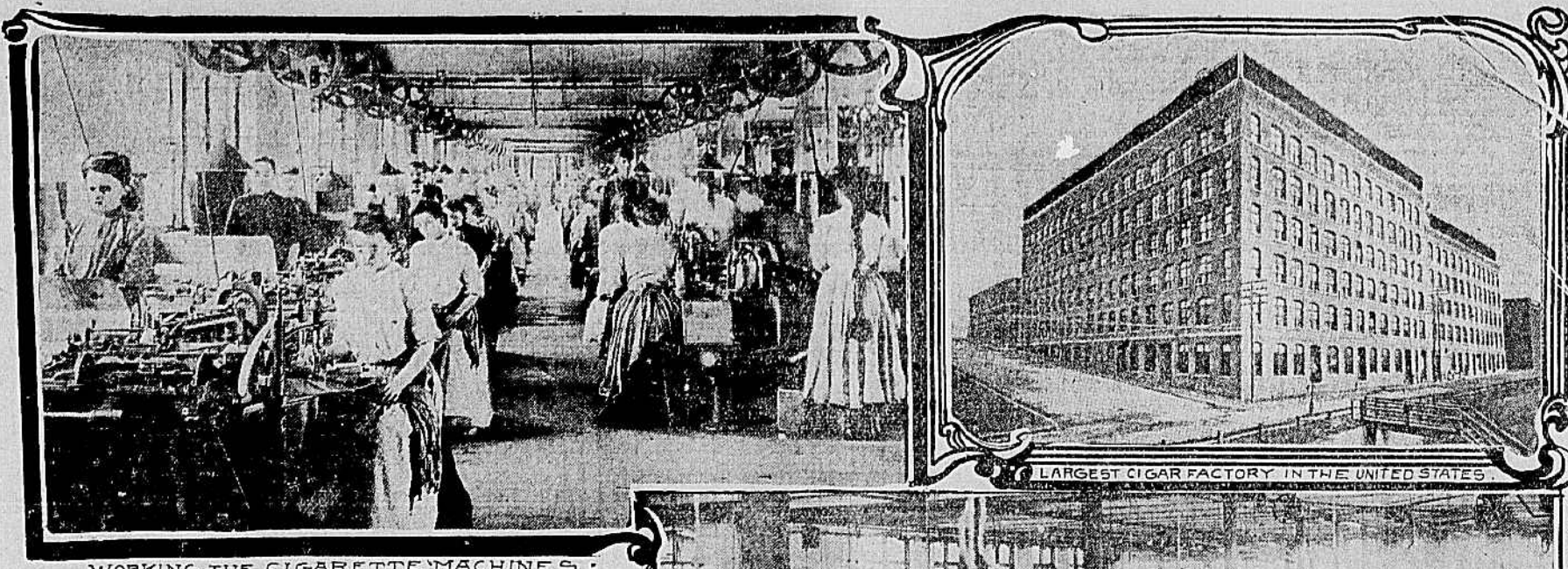
The water and sewer system and the extensions are being pushed to completion as rapidly as the weather conditions will permit.

#### New Postmistress.

ROCKINGHAM, VA., March 2.—Mrs. Estelle Cameron, the newly appointed postmistress, took charge of the office here yesterday. Her predecessor, Mr. Robert S. Johnston, who has had charge of the office for years, has given exceptionally good service, and while his removal is universally regretted, it is hoped that the new administration will be equally as satisfactory.

A lively stable fifty by one hundred feet is to be erected at once in the rapidly growing town of Hamlet, in this county.

### SCENES IN ONE OF THE WORLD'S LARGEST CIGARETTE FACTORIES



WORKING THE CIGARETTE MACHINES

### DEEPER WATER AT SOUTHERN POINTS

Improvements That Are Expected to Help the Ports of the South.

#### NORFOLK COMES IN FOR SHARE

Government Spending Many Millions to Improve the Harbors of the Country.

[Special to The Times-Dispatch.]

BALTIMORE, MD., March 2.—In this week's issue of the Manufacturers' Record, Congressman Joseph E. Ransdell, of Louisiana, long active in work for improvement of waterways in this country, says:

"The era of water improvement is at hand. New York is spending \$100,000,000 on an artificial river, the Erie Canal, 215 miles long, from Lake Erie to the Hudson. Congress during the past ten years has passed river and harbor bills only every three years, as is the case with other great bills, and has given an average of about \$200,000,000 a year, but the pending river and harbor bill carries nearly \$500,000,000 for the next two or three years, and a strong sentiment prevails throughout the Union in favor of annual appropriations of at least \$500,000,000 for rivers and harbors. Even this amount would be inadequate for the projects demanding improvement are enormous, and as the expenditures for government waterways are \$200,000,000 a year, this sum would be only about 5 per cent. of the whole. When we reflect that the army and navy and pensions receive considerably over \$300,000,000 year—about 40 per cent. of the whole—and that the post-office bill just passed carries over \$600,000,000—upwards of 20 per cent.—it will be seen that \$500,000,000, or 5 per cent., is a modest sum for all waterways of this the greatest nation on earth."

#### Southern Seaports.

"The seaports of the South are being fully well improved. Baltimore and New Orleans have projects for harbors of thirty-five feet, and when completed, they can receive at their wharves the largest ships afloat. The pending river and harbor bill carries \$215,000,000 to finish the work at Baltimore, with \$2,500,000 for the larger vessel berth, with 23 feet of draft, with 100 feet front, Pensacola, with 20 feet; Mobile, with 23 feet; Gulfport, with 10 feet; Port Arthur and Aransas Pass. At all these points the government has spent large sums, and a great deal more is needed to give them the highest efficiency. The larger the vessel, the greater its capacity as a carrier, and the cheaper its rates of freight. The size of vessels seems to be limited only by the depth and width of channels in the harbors they have to enter; hence it follows that every harbor should be as deep as possible. Congress has authorized a depth of 40 feet at New York, but it will be several years before it is attained, and the other great harbors of the upper Atlantic are Boston, with 35 feet provided for, and Philadelphia, with 20 feet."

#### New York Leads.

In the volume of commerce the Southern harbors compare very favorably with those of New York. In 1906, with its entire import and export tonnage in 1906 aggregated the enormous total of \$1,411,451,410; New Orleans came second, with \$218,818,569; Boston third, with \$200,744,000; Philadelphia fourth, with \$131,593,261; Philadelphia fifth, with \$100,481,475; and Baltimore sixth, with \$123,216,537.

"One of the most interesting projects of river improvement in the South is to canalize it by locks and dams at a cost of \$5,000,000 to \$6,000,000 and give it six feet to Dallas, about 511 miles from the Gulf. When this is finished the vast section around Dallas, the most cotton region on earth, which now pays \$3 per bale to ship its cotton to Galveston, can ship at \$1, thereby saving on cotton alone nearly as much every year as on the entire cost of permanently canalizing the river."

"Another unique project is the ca-

### JUDGE DECIDES NOTED LAND CASE

Effort to Oust Occupants of Property for Three Generations Without Deed Ineffective.

#### DEVELOP VAST TERRITORY

Building of Virginia Air Line Railway Will Be Great Boon to Fluvanna.

[Special to The Times-Dispatch.]

PALMYRA, VA., March 2.—On account of Judge Gordon's illness, Judge White, of Albemarle, held the February term of court here this week. The court was in session for two days, most of the time being occupied in the trial of the case of Walker vs. Payne, in which the plaintiff sought to oust the defendant from the possession of land held by them and their ancestors for three generations, though without any deed or other written form of title. The plaintiffs were represented by Messrs. Gray and Gray, and the defendants by Messrs. Harmon and Haden. Some very nice questions of adverse possession were involved in the case, but the court's instructions to the jury left little doubt as to the outcome, and after a deliberation of only a few minutes, the jury brought in a verdict for the defendants.

The condemnation proceedings instituted by the Virginia Air Line Railway Company, which were matured for hearing at this term of court, were continued till next term, though it is understood that the company has given orders for the commencement of this week of the construction on that part of its line where the right of way has already been secured and it is said that the contractors are under bond to finish one-half of the road across the county by the end of the year.

The construction of this road will bring the people of this county much closer to the markets of Richmond and Lynchburg, and will give them a direct outlet to Washington and the North via Gordonsville, and is expected to do much toward developing the natural resources of this section. Already a company, backed by Northern capitalists, has commenced opening up slate properties, recently acquired by it, and the work so far done gives every indication of the presence of first-class merchantable slate, in paying quantities.

The clays of Fluvanna are considered very valuable, and it has been known for many years that there were large deposits of talc in this immediate section, waiting on transportation facilities for development, and now that those facilities are about to be afforded, the talc properties hereabouts are going to a premium. Indeed, there is noticeable a general advance in real estate along the line of the proposed railway, and for many miles on either side.

The Palmyra High School Library has received a handsome contribution of books from Mr. and Mrs. William Bagbee, and a generous donation of \$50 from Mr. John Willis, of Armistead, Tex.

A literary and debating society was organized by the young men of Palmyra this week, with Mr. Sidney Harland as president.

#### Charlotte's Auditorium.

A Charlotte, N. C., correspondent writes: About the middle of October the Greater Charlotte Club set on foot a movement to secure for the city a much-needed adjunct to the interests of the city. In the shape of a convention auditorium to seat 5,000 people. A lot of sufficient size in the business district has been provided by the city, the money has been raised, and the Charlotte Auditorium Company organized and chartered—all accomplished within a period of three months' time.

The plans for the building call for the expenditure of not less than \$50,000. The first floor will contain six storyrooms and accommodations for the artillery and infantry companies, and will be of practically fireproof construction. The second and the equivalent of the third floor will be used exclusively for the auditorium, and with the gallery will seat fully 5,000 people.

#### Harriman in Virginia.

NEW YORK, March 2.—Mr. Harriman, who spent considerable time on the witness-stand at the hearing of the Interstate Commerce Commission this week, left in his private car over the Pennsylvania Railroad late yesterday. It is said he is going to Virginia on a pleasure trip.

### THERE IS MONEY IN GOOD LEATHER

Immense Tannery Business This County Does in Foreign Countries.

#### \$150,000,000 IN THE TRADE

India, China, Japan, Brazil and a Half Dozen Other Countries Large Buyers.

[Special to The Times-Dispatch.]

WASHINGTON, D. C., March 2.—The leather industry contributed \$150,000,000 to the foreign commerce of the United States in the year 1906, against \$120,000,000 in 1905, and less than \$50,000,000 a decade earlier. These figures, supplied by the Bureau of Statistics of the Department of Commerce and Labor, combine imports and exports of leather and its manufactures, and imports and exports of hides and skins. In all of these, especially in imports of hides and skins, and exports of leather and manufactures from that article, the growth of the decade has been extremely rapid. Hides and skins for the largest single item in the record of imports, and leather and manufactures thereof, stand third in the list of manufactures exported.

The industry of bringing in and abroad the raw material for the manufacture of leather and its manufactures, the country's finished article, whether of leather or manufactures thereof, has shown a remarkable growth. The value of hides and skins imported in the calendar year 1906 was practically \$84,000,000, and in 1905 were over \$150,000,000, and in 1904 were over \$19,000,000. Added to this \$84,000,000 of hides and skins imported were \$15,000,000 of leather and manufactures thereof exported, the \$18,000,000 worth of leather and manufactures exported, the grand total which leather and the materials for its manufacture form in the foreign trade of the United States aggregated in the calendar year 1906 about \$150,000,000.

All sections of the world bought of our boots and shoes and other manufactures of leather in 1906, and nearly all sections sent their raw hides and skins in exchange therefor. Of boots and shoes alone, the United Kingdom took in that year nearly \$2,000,000 worth, against a quarter million dollars a decade ago. Belgium, France, Germany, the Netherlands, and other European countries also took greater or less values of boots and shoes, as well as other classes of leather. Canada took \$1,250,000 worth in 1906, against one-fourth of a million dollars worth in 1906; the West Indies, exclusive of Porto Rico, took two and one-third million dollars worth in 1906, against one-third of a million in 1906; Mexico, one and one-half million in 1906, against \$1,000,000 worth in 1906, while South America, Australia, various sections of Asia and Oceania and British Africa were also in 1906 customers for boots and shoes of American manufacture.

In addition to the \$5,000,000 worth of boots and shoes exported in the year 1906, there were \$5,000,000 worth of "upper" leather and \$5,000,000 worth

### TO OPEN LUMBER ROAD TO TRAFFIC

Highland Firm Proposes Improvements Which Will Highly Develop Monterey.

#### SUGAR SEASON QUITE LATE

It Now Begins With a Rush, Though Prospects Are Not Particularly Bright.

[Special to The Times-Dispatch.]

MONTEREY, VA., March 2.—It is given out upon good authority that the Flint, Erving and Stoner Lumber Company contemplates making such improvements in their lumber road as will permit of giving passenger and freight service, and the question is one of great importance to Highland. The company own and are developing large timber interests on the Virginia side of the Allegheny, and the road, which starts at Duncle, a point on the Greenbrier branch of the Chesapeake and Ohio, has eaten its way through the hollows and gorges of the mountain all the way to Staunton and Parkersburg Turnpike has been reached at Laurel Fork, where it is said the company will erect a station and warehouse. This will place Monterey within thirty miles of a shipping point, and would divert much of the Potomac county trade from Harrisonburg and that of Eastern Highland from Staunton and Stokesville, on the Chesapeake Western.

#### Will Increase Output.

CHRISTIANBURG, VA., March 2.—Mr. D. M. Bower, a well-known coal operator of Kingston, Pa., has been elected vice-president and general manager of the Virginia Anthracite Coal Company. Mr. Bower will take charge of the coal operation on the 1st day of March, and will move his family to Merrimac Mills in a few weeks.

The company will erect a number of miners' houses, and will install a much larger hoisting engine, and will be prepared materially to increase the output of the mines.

The general offices of the company, which have been heretofore in Richmond, will also be moved to Merrimac as soon as suitable buildings can be erected.

### HENRY COUNTY TO HAVE BIGGER FAIR

Decision Reached to Make Coming Show Far Better Than Ever.

MARTINSVILLE, VA., March 2.—At a meeting of the directors of the Henry County Fair Association, held at the office of the secretary Thursday afternoon, it was decided that Henry county should have a fair this fall, and it was the sense of the meeting that it should be made to cover a larger territory on many of the exhibits than was covered last fall. The date for the fair has not been fixed, but it will probably be the last week in September or first week in October.

The Martinsville Cannery, which has been in operation for two seasons, together with a quantity of canning supplies on hand, was sold at public auction on February 28th for \$5,500. Mr. John H. Stanley, of Martinsville, becoming the purchaser. The plant is an excellent one, and its product is considered very fine, and Mr. Stanley is a very good bargain at the price named.

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#### Sugar Season Opens.

With the melting of the snow and the general thaw this week, the sugar season is opening with a rush. It is regarded as late for this opening, and a short season is looked for. By March 1st of last year thousands of pounds had been made, and it proved the harshest year in many decades.

Julius C. H. Jordan, has just frustrated a scheme of jilted delivery, in which a spirit of insubordination was manifested by two of his "birds." One day, early in the week, when the "chick" was returned after a meal, a knife was missing. Next day another was questioned in a similar manner, and the missing weapons? There are three inmates, and Mr. Jordan rightly suspected a negro named Lewis and a youth from Ohio, who is detained on a charge of burglary. When the next meal was served, the plates given to these two were minus a knife each, and they were quietly informed that unless each one came back to him with a missing knife there would be trouble. The two men were complied with and no questions asked.

#### Cotton Statistics.

LIVERPOOL, March 2.—Following are the weekly cotton statistics: Total sales, all kinds, \$3,000,000. Total sales, American, \$2,000,000. English spinners' takings, \$8,000,000. Total export, 7,000 bales. Imports, all kinds, 208,000 bales. Imports, American, 175,000 bales. Stock, all kinds, 1,083,000 bales. Stock, American, 925,000 bales. Quantity afloat, all kinds, 431,000 bales. Quantity afloat, American, 371,000 bales.

#### Total sales on speculation, 1,200 bales.

Total sales to exporters, 1,000 bales.

### CIGAR-MAKING IN RICHMOND

It Is One of the Most Profitable Industries and Scatters Much Money.

#### THIRTY-SEVEN FACTORIES

Largest Cigar Factory in America Located in This City.

It is probable that very few people know it, but the fact is that the cigar business of Richmond is a tremendous factor in the industrial situation. There are in this city thirty-seven factories engaged in the manufacture of cigars, cheroots and cigarettes, and these thirty-seven factories employ not less than six thousand people, who turn loose a great deal of money in the retail stores every week.

As a matter of course, the American Cigar Company, which is sometimes called the trust, is the largest establishment in Richmond, and, as a matter of fact, it is the largest cigar factory in the United States. There are factories in China and probably some in Mexico that are larger, employing more hands and turn out more goods than the Richmond factory of the American Cigar Company, but it is all of hard work, and few Richmond people know that this establishment is the largest in the United States.

They have just completed a large addition to their already mammoth buildings, and it is called the White Oak Branch of the American Cigar Company. It is situated on Twenty-third Street, extending from Main to Cary. This concern furnishes steady employment to two thousand and more. The factory is considered to be the most perfectly equipped of its class in the world. In the construction of the building no expense has been spared, and the hundreds of employees are protected with the most modern hygienic and sanitary conditions.

The union here is maintained by drawing air from the roof and forcing the same over hot coils of pipes by means of an immense fan; then driving the heated air through ducts made in the wall into the various departments. The floors are all of hard wood, and are kept absolutely clean at all times.

A visitor going through this factory would be impressed with the fact that on account of the absolute cleanliness of the entire building and equipment, the cheroots and cigars produced therein should be very good.

But the interest taken by the company in the arrangements for their employees is more worthy of commendation.

They have recognized the fact that to obtain the very best labor, it is necessary to provide for the comfort of the laborers. Therefore they have made their immense factory building as comfortable as a home, with ample ventilation and the arrangements for the comfort of all the employees are simply perfect.

The thirty-seven cigar factories in Richmond, which include cheroot, manufacturing, which are regarded in law as cigars, paid to the United States government last year in the matter of taxes the sum of \$175,549.41, which means that the duty to be smoked up very nearly 2,000,000,000 of cigars.

The cigarette product of Richmond for the past year amounted to more than the cigars.

There is a Ginter department of the American Tobacco Cigar Company, which is really the only cigarette factory in Richmond, paid the United States government in tax last year \$182,568.33. This factory employs quite as many wage-earners as the cigar factory on Twenty-third Street, and in all respects it is as well arranged for the comfort of the employees as the factory in Richmond.

which make cigars, other than that of the American Cigar Company, employ about three thousand hands, and their weekly pay-roll is in the neighborhood of ten thousand dollars. That of the American Cigar Company is quite as much. It will thus be seen that the people who smoke cigars pay a very handsome tribute to the industrial interest of Richmond.

#### Change of Base.

Mr. W. F. Smith, for a number of years manager of the White Oak Coal Company at the East, with main office in this city, where this company also have retail terminals, has just transferred to Cincinnati, Ohio, the management of this company's business. Where they propose to immediately build coal terminals and transfer stations for the proper handling of the vast tonnage of coal produced by the White Oak mines in West Virginia.

This company will erect retail terminals in Cincinnati and Indianapolis, and will also erect a large transfer station in Covington, Ky., through which coal will be handled from Chesapeake and Ohio coal cars and reloaded into foreign equipment for reshipment West and Northwest.

Arrangements are also under way, 1,800 coal cars having been purchased for this purpose by the White Oak Railway Company, and New River coal on to barges at Mount Carbon, W. Va. (the terminus of the White Oak Railway Company), from whence it will be transported to Cincinnati by barge and then reloaded, through a large transfer terminal, into foreign coal cars for reshipment West and Northwest.

Mr. Smith is succeeded in Richmond and the East by Mr. C. B. Saunders, formerly manager of the New River Company Coal and Coke Company, with offices in Richmond, who enjoys a large personal and business acquaintance throughout the East and South, extending over a period of years.

#### New Business at Urbana.

URBANA, VA., March 2.—Captain D. M. A. E. Wishard, of Illinois, were in Urbana one day this week prospecting with a view of starting important business interests here. They are reported as being gentlemen of means and business acumen.

A Mr. Tucker, of New York, came down recently to see the "Corbin Hall" farm, the property of Judge John G. Dew, and stated he was willing to pay \$20,000 for it, but the owner is said to ask higher figures for it.